

Florence Township Council Regular Session 5/2/18

Florence, New Jersey
May 2, 2018

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Jerry Sandusky, David Woolston, Paul Ostrander

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk

MINUTES

Lovenduski made a MOTION; seconded by Baldorossi to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – April 18, 2018
- Township Council Regular Session – April 11, 2018

FINANCIAL CORRESPONDENCE

It was the MOTION of Lovenduski; seconded by Woolston to receive and file the Tax Collector's Annual Report of Taxes Not Collected and the Police Chief's Monthly Report for March 2018.

ON THE QUESTION:

Councilman Sandusky said he would like to congratulate Tax Collector Christine Swiderski for having no uncollectable taxes. That is an accomplishment. All agreed.

Voice vote - all ayes. Unanimous approval.

It was on the MOTION of Sandusky; seconded by Lovenduski to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

Florence Township Council Regular Session 5/2/18

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

None at this time.

PUBLIC COMMENTS

Council President Ostrander opened the meeting to the public at this time.

Melanie Mieczkowski, 1000 West Fourth Street, said now that it is getting warmer there are more people driving on Bodine Street and there a lot of kids playing outside now. The cars are speeding. There isn't a speed limit sign in the area. The speed trailer was there a couple years ago, it was only there for a day. She wanted to know if anything could be done. It makes her nervous seeing the kids because they are little and don't pay attention much of the time.

Administrator Brook said there will be speed limit signs installed and he will talk to Chief Brian Boldizar about having the speed trailer posted in the area with enforcement.

It was the Motion of Sandusky, seconded by Lovenduski to close the public portion of the meeting. All ayes.

RESOLUTIONS

RESOLUTION NO. 2018-112

**Appointing Administrative Agent for the Administration of
the Township's Affordable Housing Program**

RESOLUTION NO. 2018-113

Appointing a Municipal Housing Liaison

RESOLUTION NO. 2018-114

**Resolution Appointing CGP&H as the Administrative Agent of the
Township's Rental Rehabilitation Program and Authorizing the
Township to Enter into a Professional Services Agreement with CGP&H**

RESOLUTION NO. 2018-115

**Endorsing a Third Round Housing Element and
Fair Share Plan**

RESOLUTION NO. 2018-116

**A Resolution of the Council of the Township of Florence
Expressing its Intent to Provide the Funds
Necessary to Satisfy the Township's**

Affordable Housing Obligations

RESOLUTION NO. 2018-117

**A Resolution of the Township Council of the Township of Florence
Approving the Affirmative Marketing Plan of the Township's
2018 Housing Element and Fair Share Plan**

RESOLUTION NO. 2018-118

**Property Tax Payment Plan for Block 63, Lot 15
237 East Fourth Street**

RESOLUTION NO. 2018-119

**Water/Sewer Payment Plan for Block 166.10, Lot 17
119 Rosewood Drive**

RESOLUTION NO. 2018-120

**Resolution Approving Agreements Between the Township of Florence and
Township FOP Lodge #210
*January 1, 2018 through December 31, 2020***

RESOLUTION NO. 2018-121

**Authorizing the Township Engineer to Prepare Plans,
Specifications and Solicit Bids for Replacement of the
Lower Roof at Florence Township Community Center
69 Main Street, Roebling**

RESOLUTION NO. 2018-122

**Authorize Preparation of Trash Specifications and
Bid for Sanitation Removal Services**

RESOLUTION NO. 2018-123

**Authorize the Director of Water & Sewer and the
Chief Financial Officer/Qualified Purchasing Agent to
Prepare Specifications and Obtain Bids for
15% Sodium Hypochlorite Solution-Bulk**

RESOLUTION NO. 2018-124

**Approve the Public Display of Fireworks for
Florence Township Patriotic Celebration Day**

RESOLUTION NO. 2018-125

**Approve Release of Maintenance Bond
Pulte Homes-Estates at Oak Mill
Conditioned Upon Payment of any Escrow Funds**

Florence Township Council Regular Session 5/2/18

RESOLUTION NO. 2018-126
Amend Resolution No. 2017-64
Approve Payment No. 3 for Contract for the Old York Road
Shared Use Path-Phase II to:
Richard T. Barrett Paving Company, Inc.
400 Prospect Street, Trenton, NJ 08618
to Include Change Order No. 2

RESOLUTION NO. 2018-127
Approve Current Estimate No. 7 for Contract for
Water Treatment Plant Upgrades to:
MBE Mark III Electric, Inc.
Madison, NJ 07940

RESOLUTION NO. 2018-128
Adopt a Spending Plan

It was the Motion of Lovenduski and seconded by Woolston to approve Resolution Nos. 2018-112 through 2018-128.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

ORDINANCE NO. 2018-10
ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE
ROUTE 130 REDEVELOPMENT AREA
(PRIMESTONE PROPERTIES, LLC, BLOCK 163.02, LOT 13.02)
(2nd Reading) (Public Hearing & Adoption)

Council President Ostrander explained this was for a Hilton Tru Hotel behind Burger King on Route 130. At this time he opened the meeting for the public hearing of Ordinance No. 2018-10.

Don Kamienski, 10 McCay Drive asked if there was a site plan or an engineer's drawing showing how the property will be situated. He was told there is one available. Administrator Brook presented a drawing. He explained there are no Tru hotels in New Jersey. The plan that he showed is conceptual plan. The developer would also like to work

Florence Township Council Regular Session 5/2/18

on the front of the site where the Burger King is located. They may be having discussions with Burger King in the future. At the present time there is a Redevelopment Plan that was recommended by the Planning Board for approval. Tonight the governing body could formally approve the Redevelopment Plan for the Hilton and they would anticipate coming before the Planning Board in June or July for approvals. If all goes well they could break ground before fall is over.

Mr. Kamienski asked how the site is accessed from Route 130. Mayor Wilkie said the entrance is from Hunt Circus Drive.

It was the Motion of Sandusky, seconded by Lovenduski to close the public hearing. All ayes.

It was the Motion of Sandusky seconded by Baldorossi to adopt Ordinance No. 2018-10.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

ORDINANCE NO. 2018-12

**AN ORDINANCE FIXING THE COMPENSATION OF EMPLOYEES OF
THE DEPARTMENT OF POLICE OF THE TOWNSHIP OF FLORENCE
PATROL OFFICERS-DETECTIVES-SERGEANTS**

2018-2020

(2nd Reading) (Public Hearing & Adoption)

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-12. Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Sandusky to close the public hearing. All ayes.

It was the Motion of Baldorossi, seconded by Lovenduski to adopt Ordinance No. 2018-12.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

ORDINANCE NO. 2018-13

**AN ORDINANCE REPEALING AN REPLACING CHAPTER 87
ARTICLE IV "AFFORDABLE HOUSING DEVELOPMENT FEES"
OF THE TOWNSHIP OF FLORENCETO PROVIDE FOR THE COLLECTION**

**OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING
AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT
(2nd Reading) (Public Hearing & Adoption)**

Administrator Brook said Florence is proceeding to be certified by Superior Court for its Affordable Housing Plan. There are many issues with respect to Affordable Housing. Florence Township has worked out a settlement with the Fair Share Housing Center and is proceeding through the court process to receive formal approvals. This evening there are several resolutions that are part of that process. There are also two ordinances on the agenda this evening that compliment what the township needs to do to get its formal approval from Judge Bookbinder and Judge Harrington later this year. Once the approval is received, Florence Township will be protected until 2025.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-13. Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Woolston to close the public hearing. All ayes.

It was the Motion of Woolston, seconded by Sandusky to adopt Ordinance No. 2018-13.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander
NOES: None
ABSENT: None

**ORDINANCE NO. 2018-14
AN ORDINANCE REPEALING AND REPLACING ARTICLES I AND II OF
CHAPTER 33 “AFFORDABLE HOUSING” OF THE TOWNSHIP OF FLORENCE
TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE
UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC)
REGARDING COMPLIANCE WITH THE TOWNSHIP’S
AFFORDABLE HOUSING OBLIGATIONS
(2nd Reading) (Public Hearing & Adoption)**

At this time Council President opened the public hearing of Ordinance No. 2018-14. Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Baldorossi to close the public hearing. All ayes.

It was the Motion of Lovenduski, seconded by Baldorossi to adopt Ordinance No. 2018-14.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander
NOES: None

Florence Township Council Regular Session 5/2/18

ABSENT: None

REPORTS

Committees, Boards and Officers:

Councilman Lovenduski said there was a presentation of the township's COAH plan at the Planning Board meeting. The Township COAH Planner, Mary Beth Lonergan, explained how COAH works and how the township is doing with meeting its requirements. The township is in good shape right now as far as meeting its requirements. It should be protected until 2025. The plan was broken down to a more fundamental understanding and it was easier to grasp how it works. She explained the rules of the different types and the maximum for the different types, such as senior housing or single family. She explained all the different aspects that are part of COAH. It was an informative meeting. She showed what the municipalities are faced with.

Administrator Brook said affordable housing is a Supreme Court mandate. The township would like to get ahead of it, control its own destiny and comply with the law. There is no avoiding COAH; each municipality must comply with affordable housing. The more a municipality resists, the worse it is. It is better to improve the housing stock and the quality of life for the people who live in the community.

Councilman Sandusky reported that after a few months of not meeting, there will be an Environmental Commission meeting tomorrow night.

Administration

Mayor

Mayor Wilkie said tomorrow at 10:00 a.m. there will be a National Day of Prayer service. Pastor Tom Dillon from the First Baptist Church will be leading. It will be at the Veteran's Monument next to the Municipal Building.

This Saturday there will be a Food Truck Event at the fire house. It is a family day being presented by the Fire Department. The profits from the food trucks will offset the cost of the activities for children. They will also be housing the new truck. He believed that is going to be at about 3pm. Residents can also catch a glimpse of the circa 1934 truck the fire department has. It was the original truck of the fire department. They are hoping to restore it.

He sent his appreciation to everyone who attended the Museum Car Show and the comedy night that evening. He understood they were both very successful.

Council had a request in its packet to re-appoint Robert Dulo to the Housing Authority. His term will expire in July. He has been a member since 2007. It is Council's decision.

It was the Motion of Lovenduski, seconded by Sandusky to re-appoint Robert Dulo to the Housing Authority.

Florence Township Council Regular Session 5/2/18

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Mayor Wilkie said Mr. Dulo is fully certified. He has completed all of the required courses. From what the Mayor understands, he is a very dedicated member.

Municipal Administrator

Administrator Brook said the township is beginning to discuss the 2019 Road Program. The preliminary discussions should begin within the next couple of months. He doesn't want the township to get too far ahead of itself but wants to make sure that the roads are selected early so PSE&G can receive proper notice and it can be as smooth as possible for the residents next year.

He wanted to remark on an email he had sent. For the public, it was a very good story. A resident called who was selling her home. She wanted to see if the permit could be expedited. She didn't understand the process. She was required to get a Continued Certificate of Occupancy inspection prior to selling her home. Part of what is required is to get a Heating Certification. She called to say she was thankful that was a requirement because there was a crack in her Heat Exchanger. She now knew why she had been feeling ill for the past few weeks and had headaches. It was because there was Carbon Monoxide leaking into her home. If the township did not have that very basic program, in all likelihood her life was at risk as were the lives of those buying the house. She called to say she appreciated that the inspectors came out and found this serious problem. She appreciated that they worked with her to be sure she met the deadline for her settlement but more importantly the program was in place and found this serious problem. It did what it was intended to do. He appreciated the fact that the resident called to acknowledge it. He wanted to thank the resident for sharing her story.

Assistant Municipal Administrator

Assistant Administrator Sahol said he had a few items. The final paving of the roundabout began today. The inner portion lanes were paved first. The widening near Amazon was done and the striping has been done. Tomorrow the outer portion will be paved as well as Railroad Avenue. Hopefully it should be done by Friday.

He handed out a sample of a flyer from the Florence Township Library. He said the library does some great things in the community. The library said they wanted to distribute some information to the community and are also seeking some community input. The township will be including information in the tax bills to get information to the residents. The library will produce it. He wanted everyone to be aware of it.

Assistant Administrator Sahol referred to some emails he had sent recently regarding what the township has seen from Amazon as of late. He has also seen it on social media. There has been an uptick in the amount of trucks that seem to have deviated from what the township expects to be a proper truck route. It should be Route 130 to Cedar Lane or Route 130 to Delaware Avenue to

Florence Township Council Regular Session 5/2/18

Railroad Avenue. The township changed Amazon's address to 401 Independence Road. For the record, when he and Chief Boldizar met with Amazon last week, they were shocked when they found the postal service update was done but the internet was so slow to catch up with the new address that trucks were getting confused following all of the different routes that were coming through the GPS devices. They were being directed to come down Delaware Avenue to Olive Street. He and the Chief have been testing and it seems most of the sites are finally catching up. The problem should be starting to improve. The trucks are only using 401 Independence Road for shipping. He has plugged it in from many different places and it has been working so far. He hopes there will be improvements. The township has also installed signs to keep trucks off the small roads off of Delaware Avenue.

The Community Garden has filled all but a half of a spot. The participation is really good this year. Some new people have joined. A young man came in today and said he just moved here from Delaware and learned about the garden and wanted to participate. He was very excited and he was lucky enough to get a spot.

Assistant Administrator Sahol said Council has given him the authority to provide giveaways to encourage participation in RecycleCoach. It went really well. The number of subscribers more than doubled. There are over six hundred people signed up. He has a running bet with the County Recycling Coordinator that if Florence reaches one-thousand participants she will provide fifty recycle totes for free. He thinks Florence will make her regret that offer. The next program starts this evening until May tenth. The prize is a free spot to the summer camp for someone who would like to put a child in the program or would like to donate it to a child that can't afford the camp right now.

He said he had provided a memo regarding the use of the Courtroom. He asked if there were any questions or concerns. He asked if it was something Council would like to discuss at a workshop meeting. Councilman Sandusky asked if it was more that just the one organization and if they were now using the Front Conference Room. Assistant Administrator Sahol said they have been, but there are other things that take place. Some of the sports teams use the room for team photos. Assistant Administrator Sahol said that would continue but there has to be someone responsible for that.

Council President Ostrander said he agreed with the restriction of the use unless there were circumstances requiring the use, such as rain during picture day. Mayor Wilkie said the building has been here for thirty-five years and to his knowledge the use has never been restricted. He said it was concerning that the technology is so sensitive. Assistant Administrator Sahol suggested giving it further consideration and discuss it at the next worksession.

Assistant Administrator Sahol said he would like to have a closed session after the meeting to discuss one property that could have the potential to involve litigation. There might need to be some negotiations. All were in agreement.

Florence Township Council Regular Session 5/2/18

Mayor Wilkie asked for an update on Fourth Avenue and South Street. Assistant Administrator Sahol said he doesn't know if anyone has had an opportunity to see what has taken place. In the two-hundred block of the avenues where South Street runs off Fourth Avenue, there was an alley behind the homes on Fourth Avenue on the even side that was a dead end. The trash men called it a back-down alley because they had to back the truck down it. The alley is, on paper, supposed to come out and reconnect on Fourth Avenue so it can be a circular movement. It is also hard for emergency services. The work was done using only municipal employees. The area for years has been used as a dumping ground and it was hard for the residents to maintain their properties. It became unusable and disturbing. It has been completely opened up and there is now a connection onto Fourth Avenue. When Fourth Avenue is paved there will be a depressed curb and a substantially improved sidewalk crossing and a small apron so there can be movements out of the alley and around that section of homes. It is an improvement for safety and accessibility. It is a plus for Public Works, trash collectors, emergency services and the utility companies. It is an incredible improvement to see. It will only get better. There will a berm installed that will be planted. There will be a decent tree planting area to soften the effect. That is also an area where many residents have expressed an interest in having another Community Garden. He is hoping to work in that direction, and the garden would be a natural fit there. The work was done well and it is a credit to the municipal employees who worked hard on this project. This was basically land development work. Mayor Wilkie said it is a very nice improvement to the community.

Public Comments: Open to the Public

Council President Ostrander opened the meeting to the public.

Fred Wainwright, 1011 Cedar Lane, asked who owned the remaining parcel behind the Wawa. Mayor Wilkie said that was the parcel where a hotel was approved. It is owned by a woman named Susan Ho. Mr. Wainwright said he believed at one time it was owned by two women from New York. Assistant Administrator Sahol said he believed that was the case.

Mr. Kamienski said he read in the paper that Trenton and Bordentown were creating secure facilities for people to buy and sell things that are listed on various websites. He asked if Florence Township was considering anything like this. Mayor Wilkie explained Florence already has one in the front parking lot of the Municipal Building. There is a sign at one the parking spots. It is under video surveillance. Mr. Kamienski suggested it should be posted somewhere. Mayor Wilkie explained that it had been posted on the township website and the township social media pages. Councilman Sandusky said he sees in the paper every day about other municipalities creating such areas and it makes him laugh because Florence Township has had such a place for a very long time.

Joseph Csik, 45 East Fifth Street, said the speed trailer was in front of his house for a while and the blinking lights were going off all the time showing that people were speeding. He asked if it recorded speeds or license plate numbers. Mayor Wilkie said that is an additional expense that was not included when the purchase was made. It would be something the township would have to look into. Mr. Csik asked if an officer could sit there sometimes. Mayor Wilkie said that would be up to Chief Boldizar but he would forward the suggestion. Administrator Brook agreed to forward the concerns.

Florence Township Council Regular Session 5/2/18

Councilman Sandusky said he noticed recently the boat docks have been installed. He said it looks good.

Mr. Wainwright said he doesn't like to complain about his neighbors but there is a large amount of trash and he would like to see them clean it up. He thinks they should have to clean it up once a week. There is a catch basin in the woods and it has never been filled in and is getting overgrown. Some of the basins near the turnpike are below ground level. He didn't agree with the engineering. There is a pile of dirt where the hotel is supposed to be. He doesn't want the dirt to leave the site. He believes it should be used as fill.

It was the Motion of Lovenduski, seconded by Sandusky to close the public comments. All ayes.

Council President Ostrander said at this time the meeting would be adjourning to closed session. No action would be taken after the closed session.

ADJOURNMENT

8:39 PM MOTION of Lovenduski; seconded by Sandusky to adjourn to closed session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/aek